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Attorney or Party Name, Address, Telephone, FAX Numbers, and California State Bar Number TIMOTHY J. YOO (State Bar No. 155531) CARMELA TAN (State Bar No. 195603) ROBINSON, DIAMANT & WOLKOWITZ, APC 1888 Century Park East, Suite 1500 Los Angeles, CA 90067 (310) 277-7400	COURT USE ONLY <b>FILED</b> 02 DEC 16 PM 1:54 CLERK U.S. BRCY. COURT CENT. DIST. OF CALIF. (310) 277-7584
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: LISA ANN PFALZGRAF,  Debtor(s).	BY  CASE NO.: LA 02-13960 SB

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> JANUARY 7, 2003	<b>Time:</b> 11:00 A.M.
<b>Location:</b> U.S. BANKRUPTCY COURT, CTM. 1575, 255 E. TEMPLE ST., LOS ANGELES, CA 90012	

Type of Sale: ☒ Public: ☐ Private: Last date to file objections: DECEMBER 24, 2002

Description of Property to be Sold: RESIDENTIAL REAL PROPERTY LOCATED AT 11272 MONTANA AVENUE, LOS ANGELES, CALIFORNIA

Terms and Conditions of Sale: THE PROPERTY SHALL BE SOLD "AS IS" AND "WHERE IS" AND WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED; 5% BROKER COMMISSION

Proposed Sale Price: \$790,000.00 (Call contact person listed below for details)

Overbid Procedure (If Any): INITIAL OVERBID OF \$5,000.00 ABOVE THE PROPOSED PURCHASE PRICE, WITH EACH ADDITIONAL BID OF \$5,000.00; OVERBIDDERS MUST TENDER CASH/CASH EQUIVALENT EQUAL TO 10% OF INITIAL OVERBID TO COUNSEL FOR TRUSTEE AT HEARING

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

TIMOTHY J. YOO  
ROBINSON, DIAMANT & WOLKOWITZ, APC  
1888 CENTURY PARK EAST, SUITE 1500  
LOS ANGELES, CA 90067  
TEL: (310) 277-7400 FAX: (310) 277-7584

Date: DECEMBER 13, 2002